

Southeast Sector Future Land Use

Sector Land Use Policies

1. Promote commercial, mixed-use, and urban residential development within the Polytechnic/Texas Wesleyan, Lake Arlington, and Miller/Berry Mixed-Use Growth Centers.
2. Rezone property between Loop 820 and Lake Arlington to promote development of the expanded urban village in accordance with the Lake Arlington Master Plan.
3. In accordance with the Lake Arlington Master Plan, establish a publicly-accessible shoreline on the Fort Worth side of Lake Arlington by acquiring a public access easement for a lakeshore trail.
4. In accordance with the Lake Arlington Master Plan, encourage quality, low-impact residential development near, but not directly on the west shoreline of Lake Arlington, while maximizing public access to the lakeshore.
5. Encourage redevelopment of the Polytechnic/Wesleyan and Lake Arlington/Berry-Stalcup Urban Villages consistent with their urban village plans and the Lake Arlington Master Plan.
6. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
7. Protect the environmental quality of Lake Arlington and the surrounding area.
8. Protect land needed for Green Infrastructure projects such as natural stormwater conveyance and detention, riparian buffer protection, and linear greenways with hike & bike trail alignments.
9. Encourage attractive freeway and mixed commercial uses along East Loop 820.
10. Protect residential areas from commercial encroachment adjacent to Mansfield Highway, Wilbarger Street, East Berry Street, and East Rosedale Street.
11. Promote a balance of residential, commercial, and industrial uses in the Southeast sector.
12. Promote the expansion of the Polytechnic/Texas Wesleyan educational complex.
13. Encourage marketable infill houses, particularly in the Polytechnic and Stop Six neighborhoods.
14. Stimulate the redevelopment of the East Rosedale, East Berry Street, Miller Avenue, and Mansfield Highway commercial districts.
15. Promote industrial development within the Loop 820 East Industrial Growth Center.

Ⓧ Existing and Potential Transit Stations

—+— Other Recommended Passenger Rail Line

"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."
Texas Local Government Code, Section 219.005.

